



11 Westland Avenue , Ballywalter, BT22 2TR

"A simply outstanding detached home, presented to the highest of standards throughout..!"

This was to be our clients "forever home" and was lavished with love and care but, due to a change of circumstances, some fortunate buyer will now benefit from their hard work and investment. The property has benefitted from a complete renovation in the last 18 months to include a brand new luxury kitchen, with all new integrated appliances, newly fitted shower room and en-suite, redecoration and new wooden flooring. There is literally nothing left to do but move in and enjoy.

The accommodation is highly versatile, currently utilised as 2 bedrooms plus dressing room, home office and sitting room, but could easily provide up to 5 double bedrooms (including en-suite on 1st floor) plus luxury shower room on the ground floor. In addition there is a bright and spacious lounge, with feature multi fuel stove, luxury engineered flooring and French doors, and that beautiful new kitchen, with generous range of units, integrated appliances and dining area.

The property benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there are pleasant gardens to front, side and rear in lawn with paved pathways and generous tarmac driveway - plenty of room for a garage or workshop if required (subject to relevant consents). The beautiful Ballywalter beach is just a short walk away and Newtownards and Bangor are easily accessible by road. Internal viewing is essential to avoid disappointment.

Offers Around £285,000

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, Ballywalter, BT22 2TR



- Newly modernised detached home
- Brand new kitchen with dining area
- uPVC double glazing & fascia
- Generous tarmac driveway
- Up to 5 bedrooms - Master en-suite
- Newly fitted ground floor shower room & 1st floor en-suite
- Oil fired central heating
- Lounge with feature multi fuel stove
- Flexible accommodation presented to the highest standard throughout
- Gardens in lawn to front & rear

Entrance

Hallway

Lounge

17'11x13'3 (5.46mx4.04m)

Kitchen/diner

22'11x10'5 (6.99mx3.18m)

Shower room

10'3x7'4 (3.12mx2.24m)

Bedroom 3

11'8x10'5 (3.56mx3.18m)

Bedroom 4/Sitting room

13'8x11'8 (4.17mx3.56m)

Bedroom 5

10'5x9'2 (3.18mx2.79m)

Landing

13'4x12'8 (4.06mx3.86m)

Bedroom 1

16'6x13'4 (5.03mx4.06m)

Ensuite shower room

6'4x5'11 (1.93mx1.80m)

Bedroom 2

13'4x13'1 (4.06mx3.99m)

Outside

Tenure

Property misdescriptions

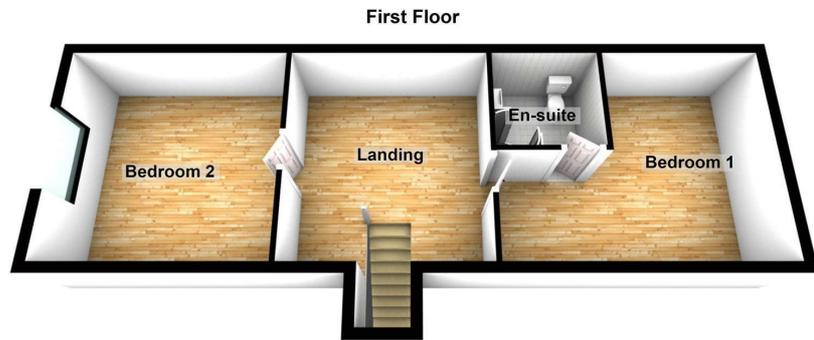
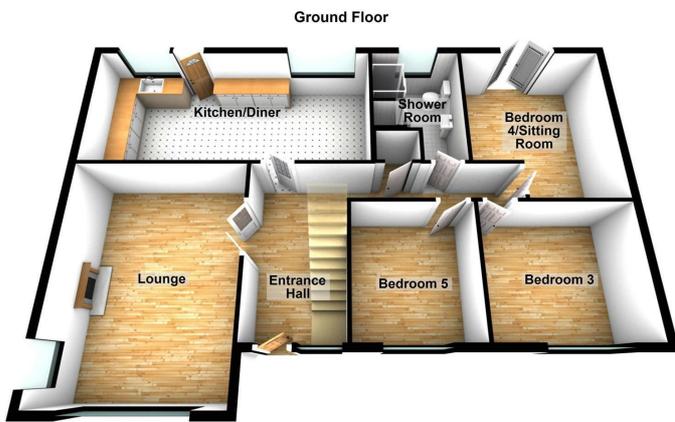


Directions

From the main coast road approaching Ballywalter from Millisle direction, turn right onto Stump Road and 4th right into Westland Road. Turn first left and first right into Westland Avenue and number 11 is located on the left.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.

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